

023.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
803,000 / 803,000

USE VALUE:

803,000 / 803,000

ASSESSED:

803,000 / 803,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		HENDERSON ST, ARLINGTON

**OWNERSHIP**

Owner 1:	SEMICHS CHRISTOPHER A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 40 HENDERSON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	ROY DAVID P -
Owner 2:	-
Street 1:	40 HENDERSON STREET
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains 4,469 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Wood Shingle Exterior and 1728 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4469		Sq. Ft.	Site		0	80.	1.24	1									443,257						443,300	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										15030
										GIS Ref
										GIS Ref
										Insp Date
										08/12/17

**PREVIOUS ASSESSMENT**

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	359,800	0	4,469.	443,300	803,100	803,100	Year End Roll	12/18/2019
2019	104	FV	298,200	0	4,469.	471,000	769,200	769,200	Year End Roll	1/3/2019
2018	104	FV	298,200	0	4,469.	343,500	641,700	641,700	Year End Roll	12/20/2017
2017	104	FV	281,700	0	4,469.	299,200	580,900	580,900	Year End Roll	1/3/2017
2016	104	FV	281,700	0	4,469.	254,900	536,600	536,600	Year End	1/4/2016
2015	104	FV	235,900	0	4,469.	249,300	485,200	485,200	Year End Roll	12/11/2014
2014	104	FV	235,900	0	4,469.	205,000	440,900	440,900	Year End Roll	12/16/2013
2013	104	FV	245,100	0	4,469.	195,000	440,100	440,100		12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ROY DAVID P,	66117-508		9/23/2015		632,500	No	No				
	19247-574		8/1/1988		190,500	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2020	1073	Alterati	17,979	C				
10/26/2016	1313	Porch	89,000	C				replace front porc
6/25/2015	821	Re-Roof	7,495		6/25/2015			Strip and re-roof.
8/3/1993	375	Manual	2,300					REPLACE PORCHES

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/12/2017	Inspected	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
11/4/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

